

Renovation and Restoration of Historic Structures

Since its inception, the Building Authority has financed several projects to restore historical structures including the State House, Old Barracks Museum, War Memorial, and the Thomas Edison State College townhouses. Descriptions of the projects follow:

State House Complex Improvements

Project Cost: \$143,993,680

In May 1987, the Building Authority Chairman was named to oversee the restoration and renovation of the legislative portion of the State House and the State House Annex.

During 1988, design work on the State House portion of the project was completed. Construction contracts for work on the Legislative State House were awarded in 1989 and 1990, with completion in the fall of 1991.

Restoration of the Annex began in late 1992 and was completed in February, 1995.

In 1991, the Legislature authorized further improvements to the State House Complex including more extensive restorations of the Annex, construction of a structural parking garage, and installation of a roof-top plaza and landscaped park at the rear of the Complex.

Status at December 31, 2001

State House Annex

The Annex renovations are complete and closed-out.



State House Complex, continued

State House Garage, Plaza & Stacy Park

A design/build contract was awarded in late 1998 for the Garage Plaza. During the design development, structural and technical issues were investigated to ensure the successful construction of the plaza park and fountain. During the design phase, the client decided to make two design changes to the project. The first was to install a granite paver system in lieu of the base bid concrete paver system. It was determined that the granite would match the existing hardscape elsewhere in the Capital Complex. The second change was to modify the existing roof system of the Garage to enhance and ensure the durability of the roof system by providing new flashing, replacing the roof membrane and expansion joints and installing a concrete overlay.

By August 1999, the Plaza design was approved and work began on the removal of gravel and waterproofing upgrades. By year-end the roofing modifications, concrete overlay, and forming out of the base of the main fountain were complete, and the installation of granite curbing was nearing completion. The entire roof was flood tested to ensure the integrity of the roof system. All storm water piping and inlets were completed. Installation of the granite pavers was initiated.

In early 2000, the granite curbing was completed. The fountain sculpture, part of a separate arts inclusion contract, was erected by Summer, 2000. Topsoil, sod and trees were placed on the Plaza by mid-summer. Work on the granite pavers and fountain was completed by the end of September 2000. The Plaza Park and Fountain were officially dedicated at a



celebration in October 2000. Final punchlist work for the project is being completed and contract closeout activities continue.

It was decided that Stacy Park would be designed and constructed as part of future improvements to the Executive State House. The NJBA is anticipating a project report submission to initiate this project.

State House Annex Entablature

During the winter of 1996, a section of the cornice or entablature assembly on the State House Annex fell from the building. A preliminary study of the soundness of the entablature revealed that the failures were the result of the freeze-thaw process. The issue involving the entablature was not part of the

State House Complex, continued.

original scope of the Annex renovation project. In January 1998 funding was approved by the Building Authority to perform a more detailed investigation of the cornice and to develop design drawings to complete the repairs. The estimated cost for the project was approximately \$5.7 million. Due to the Authority delivering several projects under budget, this project was funded from the residual balances.

A special prequalification of the bidders for this project was completed in January 1999. The project was advertised for bid and the contract was awarded in late February 1999. Extensive scaffolding and canopies were constructed for the project by April. During removal of some cornice stones, the contractor discovered that some underlying dentil stones were also cracked. The fabrication and replacement of these stones added four weeks to the project schedule. By November, all cornice and dentil stones had been replaced. Given some of the failures of the existing roof system, the replacement of the roof was added to the project. Roof replacement work was completed over the East and West wings in late Fall 1999 and the scaffolding was disassembled on the East Center and most of the West wing. Prior to installation of the underlayment and roof pavers, which cover the roofing system, the design consultant was requested to further investigate the concrete roof slab.

In 2000, the consultant conducted extensive tests and took several roof cores from portions of the roof and issued a report on the condition of the roof slab. The final report indicated a possible deterioration of the existing concrete slab, particularly on the West Wing.



Consequently, completion of the roof installation was placed on hold until a plan could be developed to remediate the deficiencies in the roof slab.

A scope of work was developed to contract with a new engineer to conduct a structural investigation and develop design documents for the Roof Slab Renovation and Replacement project. This project is being funded and administered under a separate State project, and was initiated in 2001 and completed. An independent engineer has been engaged to investigate and offer an evaluation regarding the performance of the previous vendors associated with the inadequate roofing system that is being replaced.

State House Dome Restoration

Project Cost: \$9,077,222

The New Jersey State House is the second oldest State House in continuous legislative use in the United States. The cupola and lantern, which sit on top of the gilded dome, rise 145 feet from ground level. This makes the State House dome the most visible structure in Trenton as well as the most important symbol of the State's capital. Since its reconstruction in 1889, the dome had not undergone any significant structural repairs. Exterior caulking was done in 1989 as a temporary attempt to prevent leaking and water penetration. The most recent gilding and painting of the dome and drum had occurred in 1972, but inadequate surface preparation and inferior materials resulted in the initial flaking of the surface within ten years.

The State House dome was in obvious need of repair. The gold gilding had failed, leaving an unsightly gray/black surface, the paint on the cast iron was chipped with rust prevalent throughout; and the dome leaked with water dripping down the rotunda walls.

A consultant was hired to investigate the causes of the dome problems, recommend solutions and estimate the cost of repairs. A final report of findings, recommendations and cost was issued in December, 1996. The report recommended, among other repair and restorations items, the complete disassembly, repair and reassembly of the exterior cast iron of



State House Dome, continued

the drum and cupola, structural reinforcement of the 24 webbed columns of the dome's frame, replacement of all copper cladding on the dome and cupola roofs, the regilding of all copper cladding, repainting and regilding of all of the interior finishes of the rotunda, and the repair of stained glass windows. The project report and Legislative approval for the project was received in June 1997.

In January 1999, the repair of the Great Seal and the surrounding cast iron structure was added to this project. Construction moved steadily through 1999. The cast iron pieces were reinstalled. The wood sheathing under the copper dome was replaced. The copper cladding was replaced with new copper and the cupola was regilded and was reinstalled on top of the dome by late February 1999. The interior finishes were repaired and refinished including the plastering, painting, regilding of the metal railings and refinishing of the stone work. The stain glass windows were restored at an off-site location and reinstalled. In May 1999, the gilding of the exterior dome and the refinishing of the Great Seal were complete. The scaffolding began to be disassembled in June. The Dome Dedication Celebration was held on July 8th. Sidewalk repairs, the removal of the remaining scaffolding and roof penetration repairs continued through the rest of 1999.

Status at December 31, 2001

All punchlist items have been completed. The project was completed significantly under budget and on schedule.



***Thomas Edison State College Townhouses
Restoration and Renovation
Project Cost: \$14,427,000***

The objective of this project is to renovate six (6) historic townhouses located at 105-115 West State Street, adjacent to Thomas Edison State College. The 19th Century building exteriors will be restored to their “near original” appearance and the interiors will be converted to modern office space for Thomas Edison State College personnel. A new addition is also being constructed which will connect the townhouses and the Kelsey Building.



Status at December 31, 2001

The project was substantially completed in October 1999. College personnel moved into the facility in November 1999. Punchlist work has been completed and contract closeout is continuing. An independent consultant was contracted to review the project and claims submitted from the architect and contractors. In August 2000, the Attorney General's Office filed a third party action against the architectural firm regarding their contract performance on the project. Mediation was conducted in May 2001 which was unsuccessful. Subsequently, the architect answered the State's third-party complaint and filed various fourth-party complaints. This litigation is ongoing.



Old Barracks Museum Restoration
Project Cost: \$6,651,854

The objective of this project is to complete the restoration of the Old Barracks Museum including archeological investigation, the interior of the Barracks, the roof, porches, parade ground and stockade fence.

Status at December 31, 2001

This project was completed on time and under budget in December 1998. Contract closeout was completed in early 2001.



War Memorial
Restoration and Renovation
Project Cost: \$34,065,977

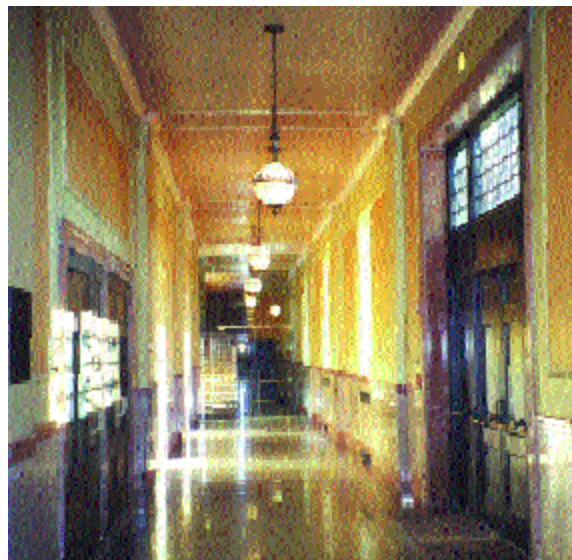
The objective of this project was to renovate and historically restore the War Memorial as a multi-use auditorium/performing arts theater and center.

All the major interior and exterior work was completed in 1998.

A Temporary Certificate of Occupancy was issued in early December 1998 and four (4) shakedown concerts were held.

The Authority sponsored "Hard Hat" Concert was the first concert held. Craftsmen and their families and other individuals from the private and public sector who assisted in completing the renovation of the War Memorial attended this free concert.

The Governor's State of the State message was held in mid-January 1999 after which the building was rededicated to all war veterans. The Grand Reopening was held in March 1999.



War Memorial, continued

Status at December 31, 2001

The Project Team continued to coordinate the completion of punchlist items in 2001 and efforts are proceeding to close out the remaining 5 contracts. In early 2001, an additional balcony railing was added in the Auditorium as requested by the Building Authority Board to enhance public safety. The Building Authority approved sound and lighting upgrades for the theater in mid-2001. The design is scheduled to be advertised to sound and lighting consultants in 2002 and awarded in mid-2002.

